

Large One Bedroom Duplex Apartment With Balcony And Garden Lenbachstr. 4 10245 Friedrichshain-Berlin



REFERENCE: BB464

Year Built: 1900

Apartment size: 70.44m²

Price: 507.000,00€

Outside Space: Garden & Balcony

Building Management Costs: 347.87€

Status: Vacant

Type: 1 Bedroom

Price per m2: 7.197,61€

Floor: EG & 1.OG

Nearest Station: Ostkreuz

Commission: In case of purchase of property the buyer pays once 6% commission of the purchase price plus VAT. This exposé is confidential and for the addressee only. Any transfer is prohibited. In case of transfer and purchase the addressee is liable for payment of commission. All information is based on statements of the owner and is provided in good faith and believed to be correct. Information provided is intended for indicative purposes and does not form part of a contract. Buy Berlin cannot accept responsibility for any losses arising from information, errors or omissions provided in this exposé.

Lenbachstr. 4 10245 Friedrichshain-Berlin

Location

Lenbachstr. is well located close to some of the best areas that Friedrichshain has to offer. With the newly renovated Ostkreuz main station located a short walk away, access to the entire city is also right on your doorstep. The close by popular Boxhagener Platz is also a big hit with the locals. Here you find cafes, bars and restaurants in abundance. On weekends Boxhagener Platz also hosts a market talked about all over Berlin. The area is mixed between young professionals and families. Most people who settle in this part of Friedrichshain tend not to move away. The area is also known from its busy nightlife close towards the S-Bahn Warschauer Str. The area also borders Kreuzberg & Treptow known for its beautiful parks, excellent cafes and enjoyable nightlife. Lenbachstr. Offers everything you could want all on your doorstep.



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The Apartment

The featured apartment is one of very few duplex apartments that becomes available to the Berlin property market. One that also features both a balcony and garden makes this apartment even more unique. The apartment is well kept and in great condition. A spiralled staircase joins both floors giving maximum space to the living areas. The balcony also faces the garden and is just off the Bedroom. The living space is large and spacious enough for both living and dining. Under the stairs leading to the second floor a working space has been created.



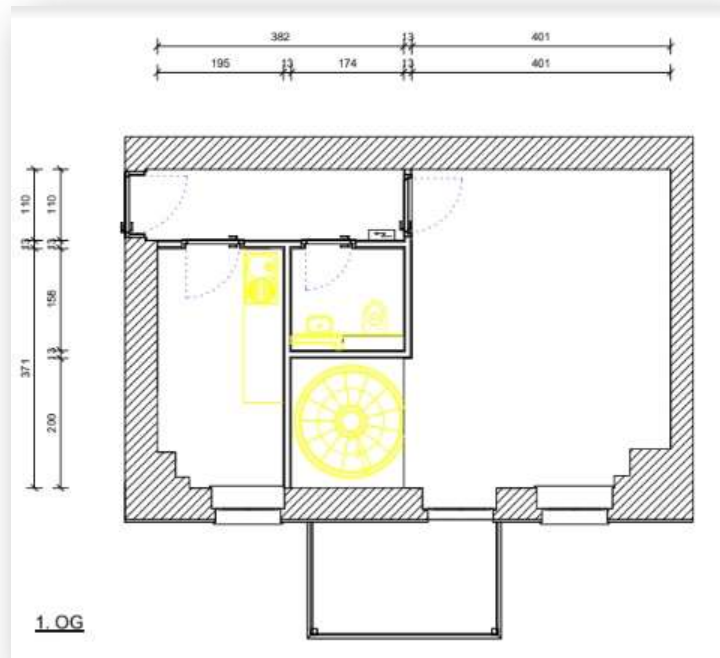
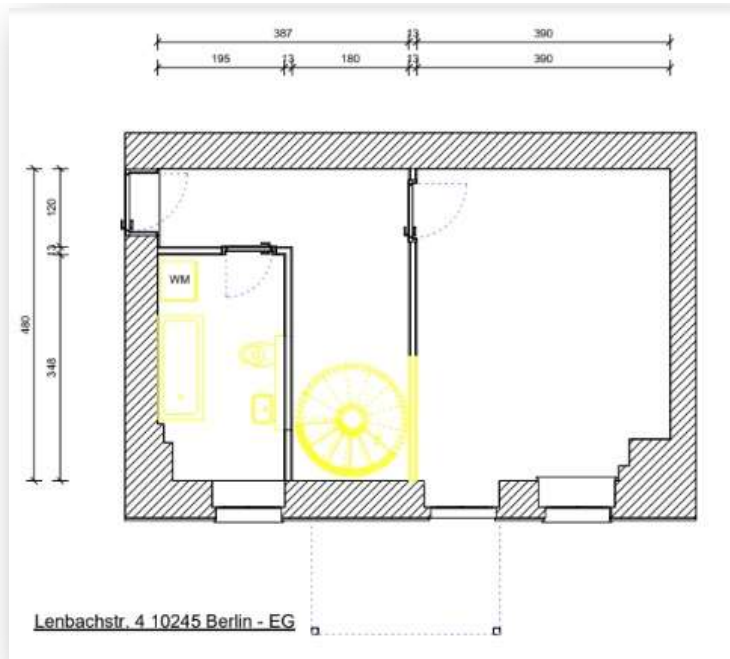
Lenbachstr. 4 10245 Friedrichshain-Berlin

Image Gallery



Lenbachstr. 4 10245 Friedrichshain-Berlin

Floorplan



Lenbachstr. 4 10245 Friedrichshain-Berlin

GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.

2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.

3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.

4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)

5. The brokerage fee

- for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.
- three months rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.
- for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).

6. We reserve also the right to act for a client on a commission basis.

7. No liability can be assumed for the completeness of the business offer.

8. Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.

9. Place of fulfilment and jurisdiction is Berlin, Germany.

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INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts

over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

Contractor (broker) informs client (customer) over right of withdrawal

Right of withdrawal

You have the right to withdraw from this contract within 14 days without giving any reason.

The withdrawal period will expire after 14 days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us

Buy Berlin Investment GmbH, Mittenwalder Str. 38, D-10961 Berlin

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). You may use the attached model withdrawal form, but it is not obligatory. To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event, not later than 14 days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated us your withdrawal from this contract, in comparison with the full coverage of the contract.

Model withdrawal form

If you want to withdraw the contract, complete and return this form to us.

– To **Buy Berlin Investment GmbH, Mittenwalder Str. 38, D-10961 Berlin**

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

– I/We (*) hereby give notice that I/We (*) withdraw from my/our (*) contract of sale of the following goods (*)/for the provision of the following service (*)

– Ordered on (*)/received on (*)

– Name of consumer(s),

– Address of consumer(s),

– Signature of consumer(s) (only if this form is notified on paper)

– Date

(*) delete as appropriate.

Explanations of the consumer/premature expiring the right of withdrawal

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

Yes No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

Place, Date _____

Signature Consumer _____